

**MINUTES OF A REGULAR MEETING OF THE  
COMMON COUNCIL OF THE CITY OF JASPER, INDIANA  
APRIL 20, 2016**

A meeting of the Common Council of the City of Jasper, Indiana, was held on Wednesday, April 20, 2016, in the Council Chambers of City Hall located at 610 Main Street, Jasper, Indiana.

**Call to Order.** Presiding Officer Mayor Terry Seitz called the meeting to order at 7:00 p.m.

**Roll Call.**

Clerk-Treasurer Juanita S. Boehm called the roll.

Mayor Terry Seitz	Present
Council members:	
Gregory Schnarr	Present
John Bell	Present
David Hurst	Present
Earl Schmitt	Present
Kevin Manley	Present
Nancy Eckerle	Present
Dean Vonderheide	Present
City Attorney Renee Kabrick	Present
Clerk-Treasurer Juanita S. Boehm	Present

Boehm announced that in order to have a quorum for the meeting, a majority of the council members must be in attendance. All seven council members were in attendance which is a majority; therefore, there was a quorum for the meeting.

**Pledge of Allegiance.** Mayor Seitz invited all those present to join him in reciting the Pledge of Allegiance.

**Welcome.** Mayor Seitz welcomed two Forest Park high school students who were in attendance as part of their economics class.

**JCAC.** Jasper Community Arts Commission member Darla Blazey attended the meeting on behalf of the Board.

**Approval of the Minutes.**

The following minutes were distributed to and examined by the Council:

1. March 23, 2016 regular common council meeting

Council member Earl Schmitt noted that under the section headed *Review tax abatement compliance form [CF-1/PP]-Kimball Hospitality Inc.* it says "Brady Werne, Beth Waltz, and Don Kaufman were present representing Kimball Hospitality Inc." Schmitt said it should say John Kaufmann instead of Don Kaufman.

Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member Earl Schmitt to approve the minutes as corrected. Motion carried 7-0.

### **UTILITY SERVICE BOARD REPORT**

General Manager of Utilities Gerald 'Bud' Hauersperger gave a report on the regular monthly Utility Service Board meeting held on April 18, 2016. A copy of the Utility Service Board minutes is supplied to each council member.

### **REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-MEYER DISTRIBUTING INC. AND REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-BRAUN FAMILY PROPERTIES LLC**

Copies of the Compliance with Statement of Benefits Form for personal property for 2016 pay 2017 from Meyer Distributing Inc and copies of the Compliance with Statement of Benefits Form for real property for 2016 pay 2017 from Braun Family Properties LLC for property located along Cathy Lane were previously submitted to the council members for their review.

Gary Brick who works for a CPA firm that has Mike Braun for a client, and Greg Hochgesang, a controller for Meyer Distributing Inc, were present.

Hochgesang said the project estimated completion date is December 31, 2017 and they are ahead of schedule. Council member Gregory Schnarr said last year Meyer Distributing's form showed 13 additional employees and its salaries. The form this year shows 14 additional employees with a substantial increase in the salary amount. For just one more employee, Schnarr asked why such a difference. Hochgesang said he could not answer the question because he did not have the support documentation of the numbers with him.

A motion was made by Council member Kevin Manley and seconded by Council member Dean Vonderheide to find that Meyer Distributing Inc is in substantial compliance with its statement of benefits for personal property [CF-1/PP] and Braun Family Properties LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

### **REVIEW TAX ABATEMENT COMPLIANCE FORMS [CF-1]-JASPER ENGINE EXCHANGE INC.**

Copies of the Compliance with Statement of Benefits Form for real property and for personal property for 2016 pay 2017 from Jasper Engine Exchange Inc for the 1220 Power Drive location were previously distributed to the council members for their review.

Ralph Schwenk representing Jasper Engine Exchange Inc was present. The estimated project completion date is December 31, 2017. The form shows they hired 149 additional employees and had estimated an additional 100 employees.

Thereafter, a motion was made by Council member Nancy Eckerle and seconded by Council member Gregory Schnarr to find that Jasper Engine Exchange Inc is in substantial compliance with its statement of benefits for personal property and for real property [CF-1/PP and CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORMS [CF-1]-JASPER CHAIR COMPANY INC.**

Copies of the Compliance with Statement of Benefits Form for real property tax abatement [Form CF-1/real property] and for personal property tax abatement [Form CF-1/PP] for Jasper Chair Company Inc for 2016 pay 2017 were previously distributed to the council members for their review.

Jeff Barth, president of Jasper Chair Company Inc, was unable to attend the meeting so prior to the meeting he sent a letter to the council. The letter stated their project completion date was estimated for August 2014. They have exceeded their project cost estimates and have hired the three additional employees that were projected.

A motion was made by Council member David Hurst and seconded by Council member Kevin Manley to find that Jasper Chair Company Inc is in substantial compliance with its statement of benefits for personal property and for real property [CF-1/PP and CF-1/real property]. Motion carried 7-0.

**REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-STENS LLC. AND REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-HADDAD PROPERTIES**

Copies of the Compliance with Statement of Benefits Form for personal property for 2016 pay 2017 from Stens LLC and copies of the Compliance with Statement of Benefits Form for real property for 2016 pay 2017 from Haddad Properties LLC for property located at 1919 Hospitality Drive were previously submitted to the council members for their review.

John Bauersfeld and Jill King representing Stens were present.

Council member Earl Schmitt noted that the form says Stens would add ninety-eight additional employees by the December 31, 2014 project completion date. Only thirty-three employees have been added.

Bauersfeld said in 2015 Stens revised their new position forecast to four new positions in 2015 and four new positions for 2016. Five positions were added in 2015. He commented that Stens business continues to grow and they continue to invest in the Jasper location. The average wage per employee has increased and they plan to continue increasing the average wages of employees each year. Bauersfeld added that Stens committed to investing \$1,000,000 in this facility. The total capital investment is \$1,312,363. Bauersfeld felt they would have scored enough points for the ten-year abatement if they would have estimated fewer than ninety-eight new employees on the tax abatement application.

After several comments about whether or not Stens could revise the number of additional employees after the application was accepted, City Attorney Renee Kabrick explained the law regarding the council's role in determining whether a business is or is not in substantial compliance. Council member Kevin Manley added that the labor market is tight so it may be difficult to hire people but they did meet their capital investment.

Thereafter, a motion was made by Council member Kevin Manley and seconded by Council member David Hurst to find that Stens is in substantial compliance with its statement of benefits for personal property [CF-1/PP] and that Haddad Properties LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

### **TOUR FACILITIES**

Council member Dean Vonderheide suggested the council members tour the facilities of the businesses that applied for tax abatement in order to see what capital investments have been made and see what new positions it created.

### **REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/REAL PROPERTY]-3 PEPLS PROPERTIES LLC. AND REVIEW TAX ABATEMENT COMPLIANCE FORM [CF-1/PP]-CASH WAGGNER & ASSOCIATES P.C.**

Copies of the Compliance with Statement of Benefits form for real property tax abatement [Form CF-1/real property] for 3 PEPLS Properties LLC and the Compliance with Statement of Benefits form for personal property tax abatement [Form CF-1/PP] for Cash Waggner and Associates P.C. for 2016 pay 2017 were previously submitted to the council members for their review.

Nathan Waggner, president of Cash Waggner & Associates P.C. and a member of 3 Pepls Properties LLC, was present. He said they have exceeded hiring the number of additional employees they estimated they would add and have exceeded the estimated cost of the project.

A motion was made by Council member Nancy Eckerle and seconded by Council member Earl Schmitt to find that Cash Waggner and Associates P.C. is in substantial compliance with its statement of benefits for personal property [CF-1/PP] and that 3 PEPLS Properties LLC is in substantial compliance with its statement of benefits for real property [CF-1/real property]. Motion carried 7-0.

### **ORDINANCE NO. 2016-5 AN ORDINANCE APPROPRIATING ADDITIONAL MONEY FOR THE CITY OF JASPER, INDIANA, FOR THE REMAINDER OF THE FISCAL YEAR ENDING DECEMBER 31, 2016**

This ordinance appropriates money for the Parklands, a mural, engineering for the multi use trail, and a contract for services for the former Hoosier Desk building.

Mayor Seitz said a notice to taxpayers appeared in the Herald on April 9, 2016. He then asked for public comments. No comments were received.

A motion was made by Council member Gregory Schnarr and seconded by Council member Earl Schmitt to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member David Hurst and seconded by Council member Gregory Schnarr to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member Nancy Eckerle and seconded by Council member Earl Schmitt to pass and adopt Ordinance No. 2016-5. Motion carried 7-0.

#### **ORDINANCE NO. 2016-6 AN ORDINANCE AMENDING ORDINANCE NO. 2009-28 ENTITLED “CITY OF JASPER, INDIANA FAIR HOUSING ORDINANCE”**

This ordinance updates the City’s fair housing ordinance. The grant application to OCRA for the Astra Theater preservation requires that the City’s Fair Housing Ordinance be current when it is submitted with the application.

A motion was made by Council member David Hurst and seconded by Council member Dean Vonderheide to consider the ordinance for one reading only. Motion carried 7-0. Thereafter, a motion was made by Council member Gregory Schnarr and seconded by Council member Earl Schmitt to read the ordinance by title only. Motion carried 7-0. The city attorney so read the ordinance. Thereafter, a motion was made by Council member John Bell and seconded by Council member Nancy Eckerle to pass and adopt Ordinance No. 2016-6. Motion carried 7-0.

#### **ECONOMIC DEVELOPMENT INCENTIVES PRESENTATION**

City Attorney Renee Kabrick said on May 17, 2016, Dubois Strong will have a refresher program on economic development incentives with presenters from Umbaugh Associates and from Barnes & Thornburg. It will be a round table discussion format. The program will be held in the CTIM building located on the VUJC campus.

#### **COMMENTS**

Council member Nancy Eckerle asked if a meeting has been set with the department heads to discuss the budget. Mayor Seitz said not yet. Eckerle also commented that the Meetings Gone Wild presentation by Bliss McKnight was very interesting. She asked if the City will be setting any policies from information that was presented at this meeting. City Attorney Renee Kabrick said she is looking at some samples.

**Adjournment.** There being no further business to come before the board, a motion was made by Council member David Hurst and seconded by Council member Dean Vonderheide to adjourn the meeting. The motion carried 7-0 and the meeting adjourned at 7:55 p.m.

The minutes were hereby approved \_\_\_\_ with X without corrections or clarification this 18<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
**Mayor Terry Seitz**  
**Presiding Officer**

**Attest:** \_\_\_\_\_  
**Juanita S. Boehm, Clerk-Treasurer**